135.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	710,400 / 710,400
					USE VALUE:	710,400 / 710,400
					ASSESSED:	710,400 / 710,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIPALDO DANIEL
Owner 2:	BENNETT MOLLY R
Owner 3:	
Street 1:	110 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PORTH SARA -
Owner 2:	PORTH JONATHAN M -
Street 1:	110 SPRING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	181,900	500	528,000	710,400
Total Card	0.184	181,900	500	528,000	710,400
Total Parcel	0.184	181,900	500	528,000	710,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.48 | /Parcel: 497.4

Legal Description

User Acct 87051

GIS Ref

GIS Ref

Insp Date 09/30/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 135.0-0003-0005.0

!10527!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	182,400	500	8,000.	528,000	710,900	710,900	Year End Roll	12/18/2019
2019	101	FV	178,700	500	8,000.	495,000	674,200	674,200	Year End Roll	1/3/2019
2018	101	FV	178,700	500	8,000.	409,200	588,400	588,400	Year End Roll	12/20/2017
2017	101	FV	178,700	0	8,000.	376,200	554,900	554,900	Year End Roll	1/3/2017
2016	101	FV	178,700	0	8,000.	343,200	521,900	521,900	Year End	1/4/2016
2015	101	FV	167,800	0	8,000.	336,600	504,400	504,400	Year End Roll	12/11/2014
2014	101	FV	167,800	0	8,000.	312,800	480,600	480,600	Year End Roll	12/16/2013
2013	101	FV	167,800	0	8,000.	297,700	465,500	465,500		12/13/2012

PRINT

Date	Time
12/11/20	00:49:23

LAST REV

Date	Time
10/02/19	08:55:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10527

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORTH SARA,	1535-130	1	10/17/2018		635,000	No	No		
LYDON JOSEPH L	1293-117		12/1/2004		423,800	No	No		
	772-158		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	87051
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/1920	655	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Measured	372	PATRIOT
2/27/2005	MLS	MM	Mary M
11/13/2000	Hearing N/C		
12/20/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
8/18/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	80.	0.83	9									528,000						528,000	

Total AC/HA: 0.18365 | Total SF/SM: 8000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 528,000 | Spl Credit | Total: 528,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.89768243
Adj $ / SQ:	127.246
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292877
Depreciation:	111000
Depreciated Total:	181876

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

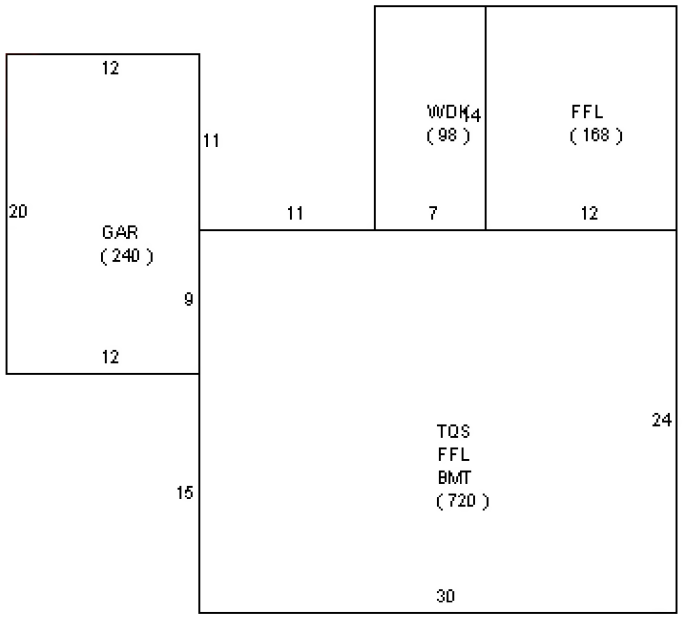
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.25
Special Features:	0	Val/Su Net:	73.17
Final Total:	181900	Val/Su SzAd	127.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	127.250	112,995
BMT	Basement	720	38.170	27,485
TQS	3/4 Story	540	127.250	68,713
GAR	Garage	240	22.820	5,476
WDK	Deck	98	14.360	1,408

Net Sketched Area:	2,486			Total:	216,077
Size Ad	1428	Gross Are	2666	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2014	6.00	T	5	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc